

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 48439C0195K, EFFECTIVE SEPTEMBER 25, 2009, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN).

STATE OF TEXAS
COUNTY OF TARRANT

BEGINNING AT A 1/2" IRON ROD FOUND LYING IN THE INTERSECTION OF THE NORTHERLY LINE OF A 15' RESERVED STRIP IN USE AS MURPHY STREET WITH THE EASTERLY LINE OF A 10' ALLEY, BEING THE SOUTHWEST CORNER OF LOT 1 AND SAID BENTLEY TRACT;

THENCE SOUTH 89 DEGREES 08 MINUTES 10 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID LOT 1 AND LOT 2, THE COMMON LINE BETWEEN SAID BENTLEY AND SAID ALVARADO TRACT, 140.00 FEET TO A "Y" CUT SET IN CONCRETE ON THE WESTERLY RIGHT-OF-WAY LINE OF CLECKLER AVENUE (30' RIGHT-OF-WAY PER PLAT), BEING THE NORTHEAST CORNER OF SAID LOT 1, THE SOUTHEAST CORNER OF SAID LOT 2:

THENCE NORTH 89 DEGREES 40 MINUTES 06 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 2, 4.12 FEET TO A 5/8" IRON ROD FOUND CAPPED "CFW SURVEY DIV", BEING THE NORTHWEST CORNER OF SAID PARCEL 2;

THENCE NORTH 89 DEGREES 07 MINUTES 20 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, 4.00 FEET TO AN "X" CUT FOUND IN CONCRETE LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CLEOKER AVENUE ON THE EASTERLY LINE OF SAID LOT 1 AND SAID BENTLEY TRACT, BEING THE SOUTHEAST CORNER OF SAID PARCEL 2, THE NORTHERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 1 AND CALLED 79 SQUARE FEET IN SAID DEED TO THE CITY OF FORT WORTH RECORDED UNDER SAID INSTRUMENT NO. D215161586;

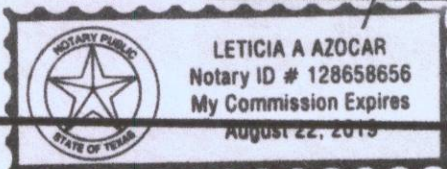
THENCE NORTH 88 DEGREES 45 MINUTES 51 SECONDS WEST ALONG THE COMMON LINE BETWEEN SAID 15' RESERVED STRIP, SAID LOT 1 AND SAID BENTLEY TRACT, 127.55 FEET TO THE POINT OF BEGINNING.

THAT DOUGLAS WIERSIG, AGENT FOR THE OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOT 1-R, BLOCK 9, GARDEN ADDITION TO RIVERSIDE, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

Douglas W. Wiersig
DOUGLAS WIERSIG, DIRECTOR, TRANSPORTATION & PUBLIC WORKS DEPARTMENT,
CITY OF FORT WORTH, AGENT FOR OWNER BRIAN BENTLEY

STATE OF TEXAS
COUNTY OF TARRANT

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF January, 2016.



THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 24, 2015 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.





 LT. RSC

 1.29.2016

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat/Approval Date :

By: *Louise R. Brown* Chairman

By: *Mary Elliott* Secretary

WATER/WASTEWATER IMPACT FEES

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENT. THE CURRENT OWNER SHALL INFORM THE OWNER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREET, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE
REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED
COVENANTS OR RESTRICTIONS.

PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

FS15-202

THIS PLAT WAS FILED UNDER DOCUMENT No. D 216164420
ON 22 DAY OF July, 2016